

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:

ALLEN, DUGALD AND ALLEN, HILARY

Debtor(s).

No. 09-22923-SJS

REPORT ON SALE

COMES NOW the Trustee, Edmund Wood, and submits this Report on Sale.

The details can be found on the attachment hereto and are summarized as follows:

Gross Sales Price:		\$508,674.41
Less:		
	Chase - Payoff	\$444,960.57
	Homestreet Bank - Payoff	\$3,000.00
	King County Treasurer – County Taxes	\$311.97
	Re/Max Metro Realty - Commissions	\$10,140.00
	Skyline Properties, Inc. - Commissions	\$15,210.00
	Ticor Title Company – Lender's Title Insurance	\$107.92
	Wanda Nuxoll – Closing Fee	\$1,109.50
	Ticor Title Company – Owner's Title Company	\$1,136.00
	King County Treasurer - Deed	\$65.00
	King County Treasurer – Local Excise Tax	\$2,535.00
	King County Treasurer – State Excise Tax	\$6,494.60
	City of Bellevue - Utilities	\$853.85
Sales Proceeds to Trustee		\$22,750.00
Less:		
	Chase – Additional Per Diem Payment	\$1,374.41
Net Proceeds to Trustee		\$21,375.59

DATED August 23, 2010

/s/ Edmund Wood
Edmund Wood, WSB # 03695



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 10427	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: Ching-Chih Ma Chih-Yi Chang 10212 5th Ave NE #140 Seattle, WA 98125	E. Name and Address of Seller: Edmund J. Wood, Bankr.Trustee for Dugald & Hilary Allen 303 N 67th Street Seattle, WA 98103	F. Name and Address of Lender: <div>FINAL</div>
G. Property Location: 10028 NE 23rd St Bellevue, WA 98004 King County, Washington	H. Settlement Agent: Law Office of Wanda Reif Nuxoll, PS 22525 SE 64th Place, Suite 245 Issaquah, WA 98027 Ph. (206)749-2850 Place of Settlement: 22525 SE 64th Place, Suite 245 Issaquah, WA 98027	I. Settlement Date: July 29, 2010

J. Summary of Borrower's transaction	
100. Gross Amount Due from Borrower:	
101. Contract sales price	
102. Personal property	
103. Settlement Charges to Borrower (Line 1400)	
104.	
105.	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by Seller	
210. City/Town Taxes to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	
300. Cash at Settlement from/to Borrower	
301. Gross amount due from Borrower (line 120)	
302. Less amount paid by/for Borrower (line 220)	()
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	507,000.00
402. Personal property	
403. Escrow Credit	300.00
404. Trustee Distrib to 1st Mortg.	1,374.41
405.	
Adjustments for items paid by Seller in advance	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	508,674.41
500. Reductions in Amount Due Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	60,401.87
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage to Chase/ NW Trustee	444,960.57
505. Payoff Second Mortgage to HomeStreet Bank	3,000.00
506.	
507. (Deposit disb. as proceeds)	
508.	
509.	
Adjustments for items unpaid by Seller	
510. City/Town Taxes to	
511. County Taxes 07/01/10 to 07/30/10	311.97
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	508,674.41
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	508,674.41
602. Less reductions due Seller (line 520)	(508,674.41)
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	0.00

Buyer's agent or closing agent must sign and acknowledge this copy of a completed copy of page 1 of this two page statement.

I certify this to be a true and correct copy of the original.

Wanda Reif Nuxoll, P.S.

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges									
700. Total Real Estate Broker Fees					\$ 25,350.00				
Division of commission (line 700) as follows:							Paid From		Paid From
701. \$ 10,140.00 to Re/Max Metro Realty							Borrower'S		Seller'S
702. \$ 15,210.00 to Skyline Properties Inc.							Funds at		Funds at
703. Commission paid at settlement							Settlement		Settlement
704.									25,350.00
705.									
800. Items Payable in Connection with Loan									
801. Our origination charge Includes Origination Point					\$		(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen					\$		(from GFE #2)		
803. Your adjusted origination charges							(from GFE #A)		
804. Appraisal fee to							(from GFE #3)		
805. Credit Report to							(from GFE #3)		
806. Tax service to							(from GFE #3)		
807. Flood certification to							(from GFE #3)		
808.							(from GFE #3)		
809.							(from GFE #3)		
810.							(from GFE #3)		
811.							(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance									
901. Daily interest charges from to @ \$ /day					(from GFE #10)				
902. MIP Tot Ins. for Life of Loan months to					(from GFE #3)				
903. Homeowner's insurance for years to					(from GFE #11)				
904.					(from GFE #11)				
905.					(from GFE #11)				
1000. Reserves Deposited with Lender									
1001. Initial deposit for your escrow account					(from GFE #9)				
1002. Homeowner's insurance months @ \$ per month					\$				
1003. Mortgage insurance months @ \$ per month					\$				
1004. Property taxes					\$				
1005.									
1006. months @ \$ per month					\$				
1007. months @ \$ per month					\$				
1008.					\$				
1009.					\$				
1100. Title Charges									
1101. Title services and lender's title insurance					(from GFE #4)				107.92
1102. Settlement or closing fee to Law Office of Wanda Reif Nuxoll, PS					\$				1,109.50
1103. Owner's title insurance to Ticor Title Company					(from GFE #5)				1,136.00
1104. Lender's title insurance to Ticor Title Company					\$				
1105. Lender's title policy limit \$									
1106. Owner's title policy limit \$									
1107. Agent's portion of the total title insurance premium \$									
1108. Underwriter's portion of the total title insurance premium \$									
1109.									
1110.									
1111.									
1112.									
1113.									
1200. Government Recording and Transfer Charges									
1201. Government recording charges to									
1202. Deed \$ 65.00 Mortgage \$ Releases \$ Other \$									65.00
1203. Transfer taxes									
1204. City/County tax/stamps \$									
1205. State tax/stamps \$					\$				
1206. Local Excise Tax to King County Treasurer									2,535.00
1207. State Excise Tax to King County Treasurer									6,494.60
1300. Additional Settlement Charges									
1301. Required services that you can shop for					(from GFE #6)				
1302. Final Utility Bills to City of Bellevue									853.85
1303.									
1304. Court Approved Bankruptcy Fee to Edmund J. Wood, Bankruptcy Trustee									22,750.00
1305.									
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)									60,401.87

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Seller Edmund J. Wood, Trustee of Bankr. Est. of Dugald and Hilary Allen

BY: Rory Livesey, Attorney for Edmund J. Wood Trustee

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Law Office of Wanda Reif Nuxoll, PS, Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

HUD-1 Attachment

Seller(s): Edmund J. Wood, Bankr.Trustee for Dugald & Hilary Allen
303 N 67th Street
Seattle, WA 98103

Settlement Agent: Law Office of Wanda Reif Nuxoll, PS
(206)749-2850

Place of Settlement: 22525 SE 64th Place, Suite 245
Issaquah, WA 98027

Settlement Date: July 29, 2010

Property Location: 10028 NE 23rd St
Bellevue, WA 98004
King County, Washington

Loan Payoff Details

Payoff First Mortgage to Chase/ NW Trustee

Loan Payoff	445,026.26	As of 08/06/10	
Total Additional Interest	-65.69	-1 days @	65.690000 Per Diem

Total Loan Payoff	<u>444,960.57</u>
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Payoff Second Mortgage to HomeStreet Bank

Loan Payoff	3,000.00	As of 07/29/10	
Total Additional Interest		days @	Per Diem

Total Loan Payoff	<u>3,000.00</u>
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Title Services and Lender's Title Insurance Details

Sales Tax on Owner's Title Policy to Ticor Title Company	107.92
	\$ <u>107.92</u>

Settlement or Closing Fee Details

Settlement Fee to Law Office of Wanda Reif Nuxoll, PS	862.50
Courier Fee to Law Office of Wanda Reif Nuxoll, PS	47.00
Reconveyance Tracking to Trustee Services Inc	200.00
Total	\$ <u>1,109.50</u>

Owner's Title Insurance

Owner's Policy Premium to Ticor Title Company	1,136.00
Total	\$ <u>1,136.00</u>

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.